

ST. ALBANS GLENN CONDOMINIUM ASSOCIATION

POLICY RESOLUTION NO. 2013-01 RELATING TO REAL ESTATE SIGNS

Date Adopted: 8/19/13

WHEREAS, St. Albans Glenn Condominium Association (*hereinafter* "Association") was created by a Declaration on August 2, 1982 and recorded in the land records at the Courthouse for the City of Virginia Beach at Deed Book 2214, Page 1157 et seq.; and

WHEREAS, the Bylaws for the Association (*hereinafter* "Bylaws") were adopted on August 2, 1982, and were recorded in the land records at the Courthouse for the City of Virginia Beach, at Deed Book 2214, Page 1190, et seq.; and

WHEREAS, pursuant to Article 3.1 of the Bylaws, all owners of property located within St. Albans Glenn Condominium Association are members of the Association; and

WHEREAS, pursuant to Article 15 of the Declaration, all provisions of the Declaration and Bylaws are covenants that run with the land and bind all Unit Owners within the Association; and

WHEREAS, pursuant to Article 8.1 of the Bylaws, the Board of Directors (*hereinafter* "Board") is the governing body of the Association and have all powers and duties necessary for the administration and governance for the Association; and

WHEREAS, pursuant to Section 3 of the Association's Rules and Regulations, no signs may be exhibited, inscribed, painted or affixed on any part of the outside of a building or Limited Common Elements or in the windows of any Unit without the prior written consent of the Association; and

WHEREAS, the Board of Directors has deemed it to be in the best interest of the Association to specify when, where, and how real estate signs may be placed upon the common areas without first obtaining prior permission from the Association.

NOW THEREFORE BE IT RESOLVED THAT the following policy be adopted by the Board of Directors:

REAL ESTATE SIGNS

- 1) All real estate signs must contain the address identifying the Unit for sale or for rent.
- 2) Real estate signs may be placed in front of the Unit or at the front entrance of the Association.
- 3) Real estate signs may not be placed in Association landscaping.
- 4) No more than two (2) real estate signs per Unit being sold or rented are permitted. Only one (1) sign may be placed in front of the Unit and one (1) additional sign may be placed at the front entrance of the Association. Such real estate signs may be placed in these locations beginning Friday at 12:00 p.m. until Sunday at 6:00 p.m. when the signs must be removed.
- 5) The Association maintains the authority to remove, without notice, any real estate signs that are placed or displayed in violation of these rules.

THOMAS AND ASSOCIATES, P.C.
4176 S. PLAZA TRAIL
SUITE 128
VIRGINIA BEACH, VA 23452
(757) 491-4141
(757) 491-2253

RECEIVED
VIRGINIA BEACH CIRCUIT CT
2013 SEP -5 AM 8:41
20130905001062710 1/2
City of Virginia Beach
09/05/2013
09:45:15 AM DECL
Tina E. Sinnen, Clerk

ALL OTHER PROVISIONS OF THE GOVERNING DOCUMENTS REMAIN IN FULL FORCE AND EFFECT.

ADOPTED by the St. Albans Glenn Condominium Association Board of Directors this ___ day of 8/19, 2013.

By: [Signature]
President

By: [Signature]
Secretary

COMMONWEALTH OF VIRGINIA
CITY OF Virginia Beach TO WIT:

I, Lori M. Streeter Collins, a Notary Public in and for the City aforesaid, in the Commonwealth of Virginia, do hereby certify that Paul Lipscomb, President, St. Albans Glenn Condominium Association, whose name is signed to the above resolution bearing date on the 19th day of August, 2013, has acknowledged the same before me in my City aforesaid.

Given under my hand this 19th day of August, 2013.

LORI MICHELLE WATTERS
NOTARY PUBLIC
Commonwealth of Virginia
Commission ID #367083
My Commission Expires Oct. 31, 2015

[Signature]
NOTARY PUBLIC #367083

My commission expires: 10/31/15

I was commissioned a Notary public as Lori Michelle Watters

COMMONWEALTH OF VIRGINIA
CITY OF Virginia Beach, TO WIT:

I, Lori M. Streeter Collins, a Notary Public in and for the City aforesaid, in the Commonwealth of Virginia, do hereby certify that Phyllis Richards, Secretary, St. Albans Glenn Condominium Association, whose name is signed to the above resolution bearing date on the 19th day of August, 2013, has acknowledged the same before me in my City aforesaid.

Given under my hand this 19th day of August, 2013.

LORI MICHELLE WATTERS
NOTARY PUBLIC
Commonwealth of Virginia
Commission ID #367083
My Commission Expires Oct. 31, 2015

[Signature]
NOTARY PUBLIC 367083

My commission expires: 10/31/15

THOMAS AND ASSOCIATES, P.C.
4176 S. PLAZA TRAIL
SUITE 128
VIRGINIA BEACH, VA 23452
(757) 491-4141
(757) 491-2253